

City of Seattle  
Dept. of Planning & Development  
Northgate Stakeholders  
Northgate Commons, Feb 1, 2005

# Northgate Commons

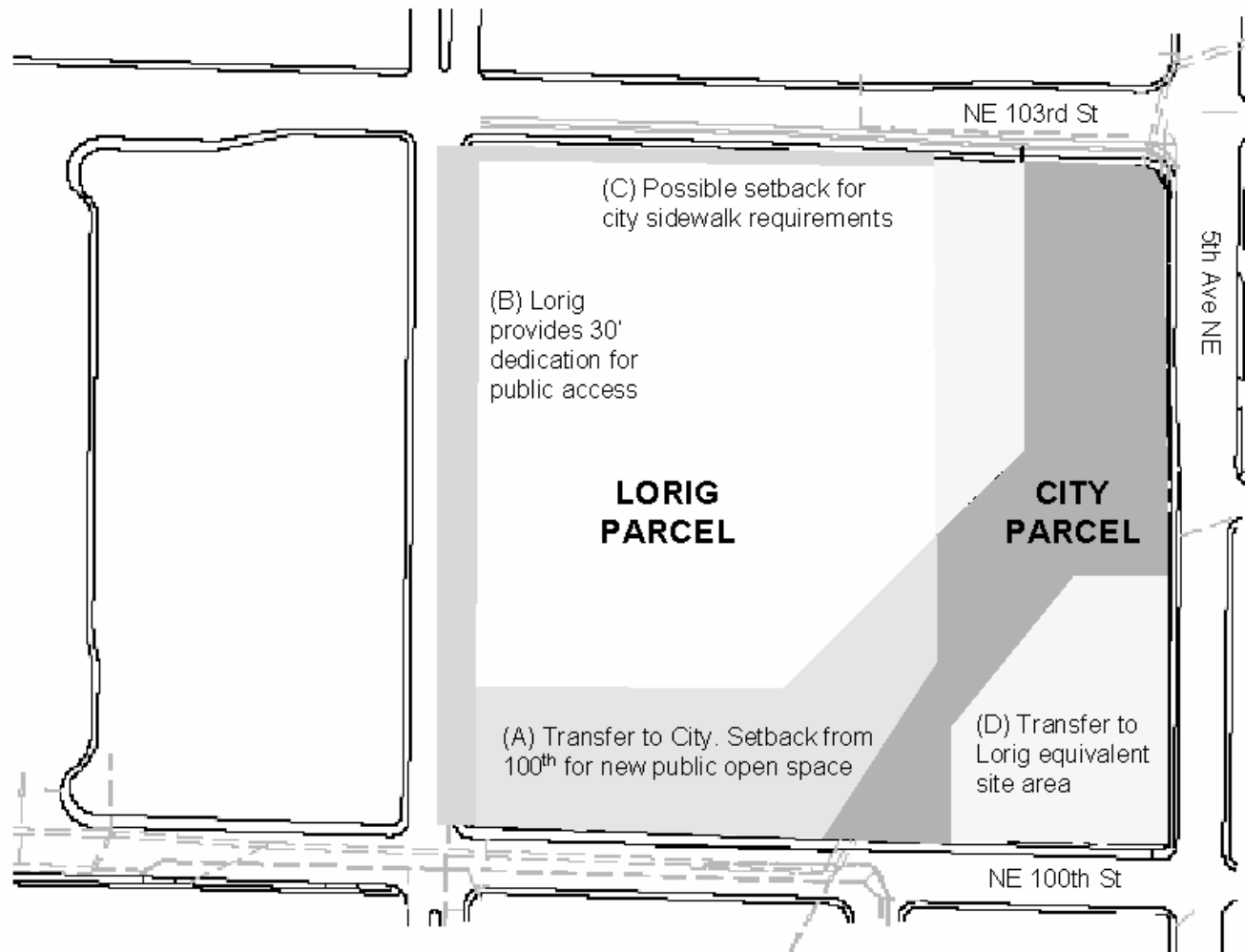
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## Northgate Stakeholders Meeting 2.01.05

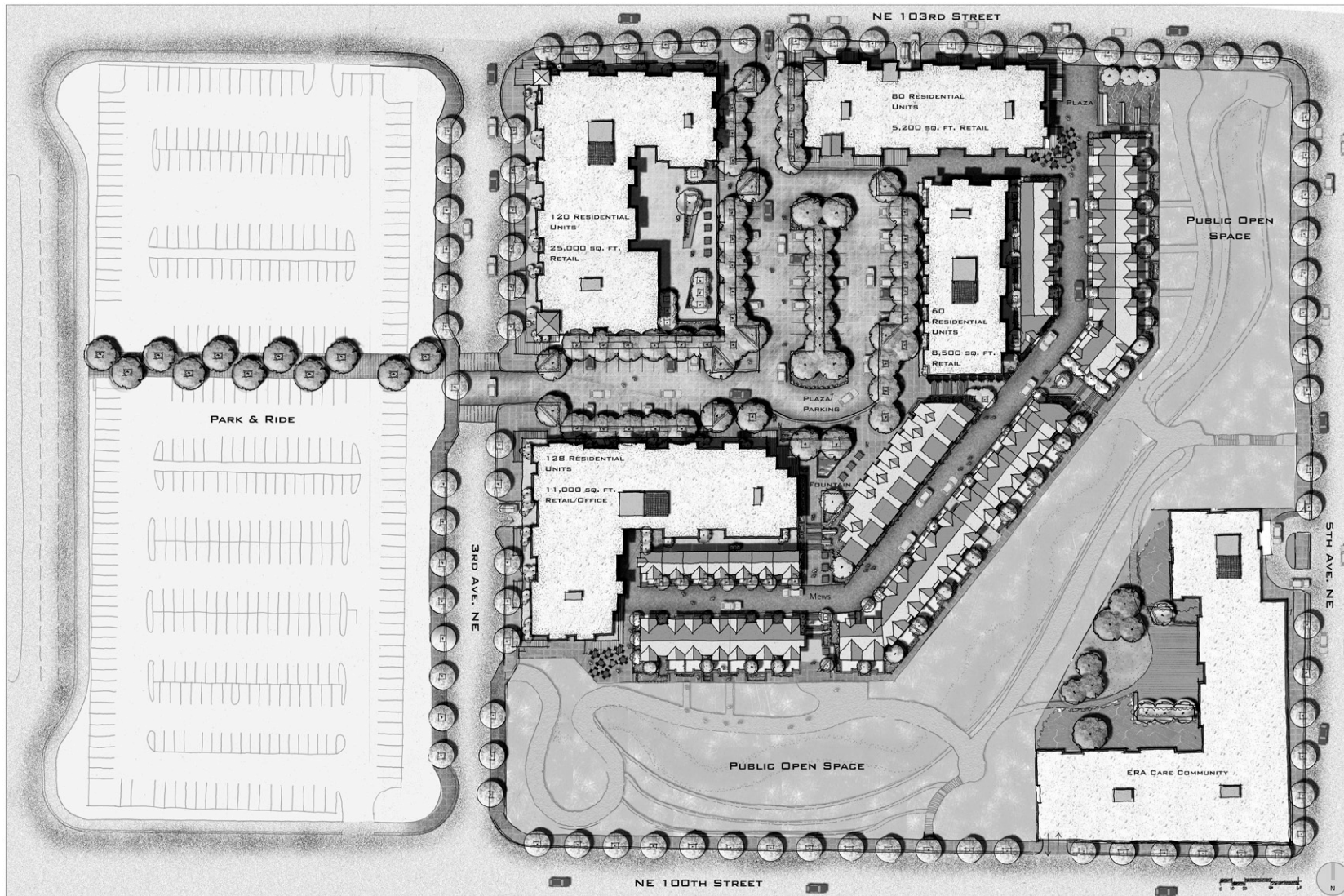
*From asphalt to greenery!  
Watch it come alive!*



# Northgate Commons – Land Transfer Diagram



# Northgate Commons – Site Plan



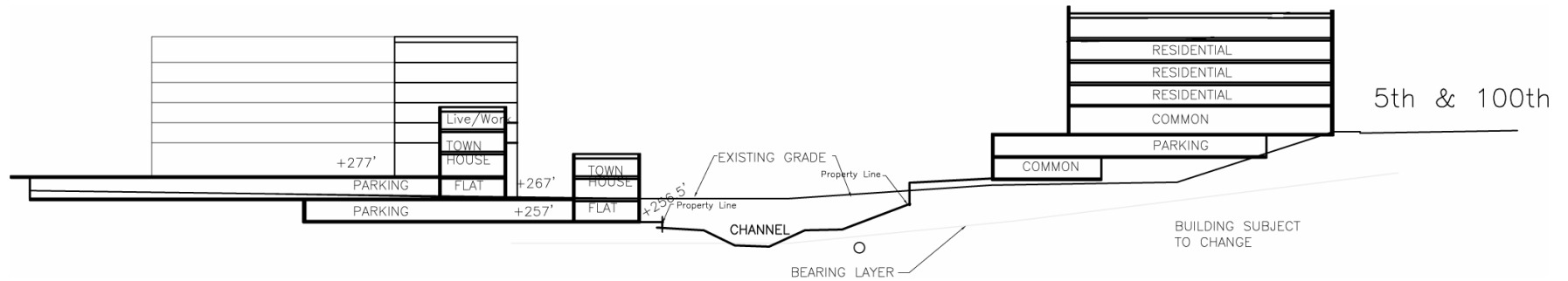
**NORTHGATE COMMONS**  
PRELIMINARY SITE PLAN  
1.31.05



**MITHUN**  
Peggy Gaynor Inc.\*

\*FOR PUBLIC OPEN SPACE,  
SEE SEATTLE PUBLIC  
UTILITIES DRAWING

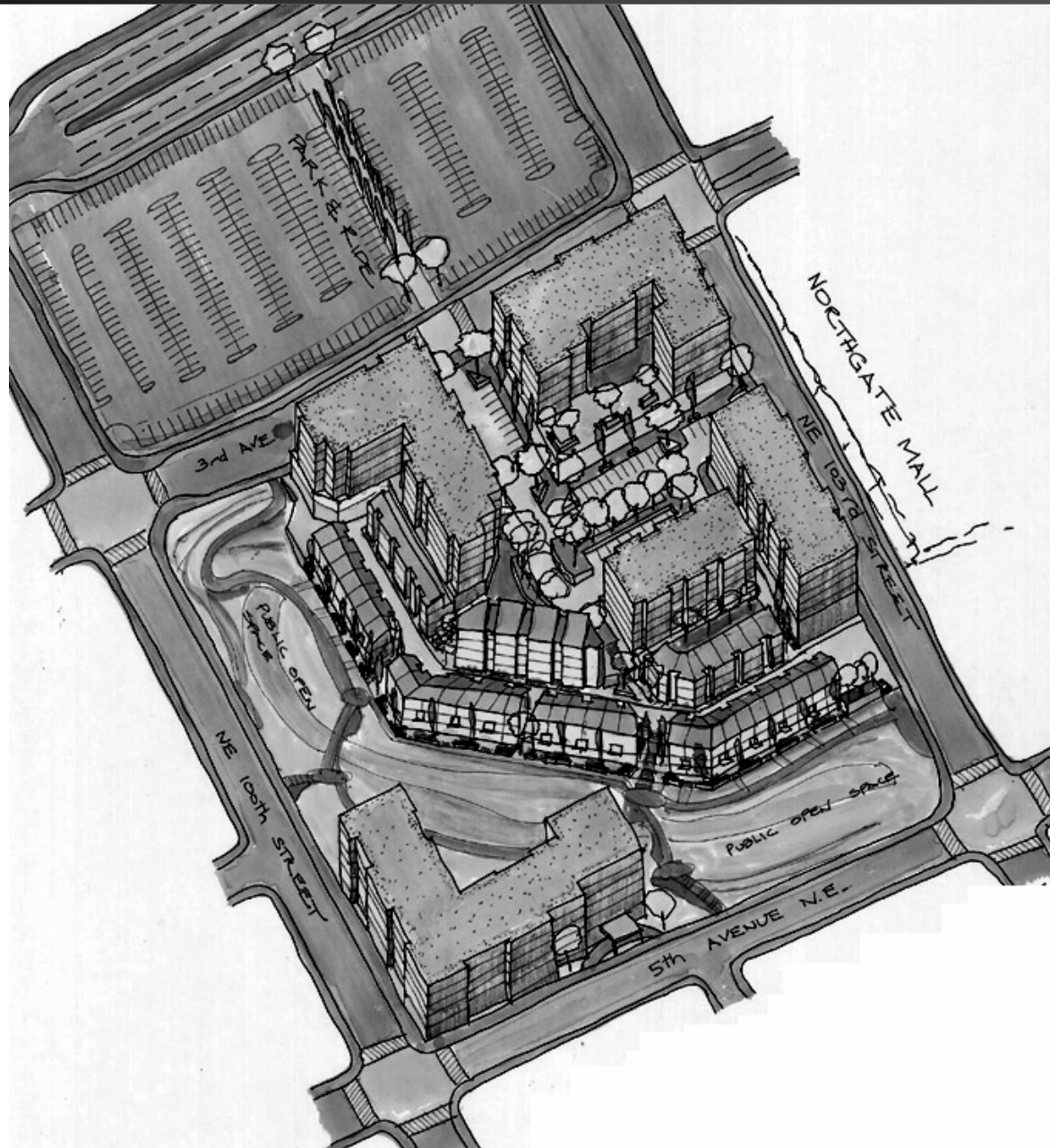
# Northgate Commons – Section



Section 'B – B' – Northwest / Southeast

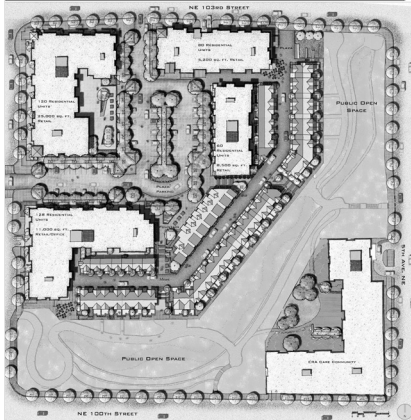


# Northgate Commons – Massing Study



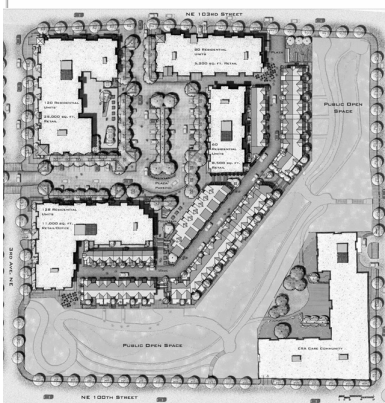
# Northgate Commons

## STREETSCAPE



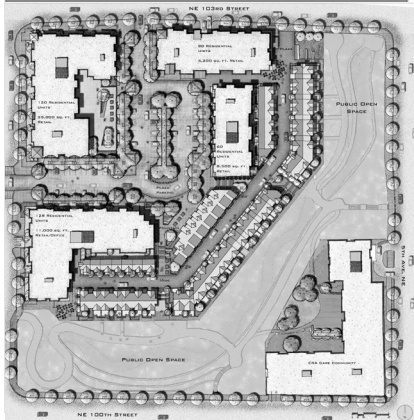
# Northgate Commons

## INTERIOR SQUARE & PLAZAS



# Northgate Commons

MEWS / CREEK

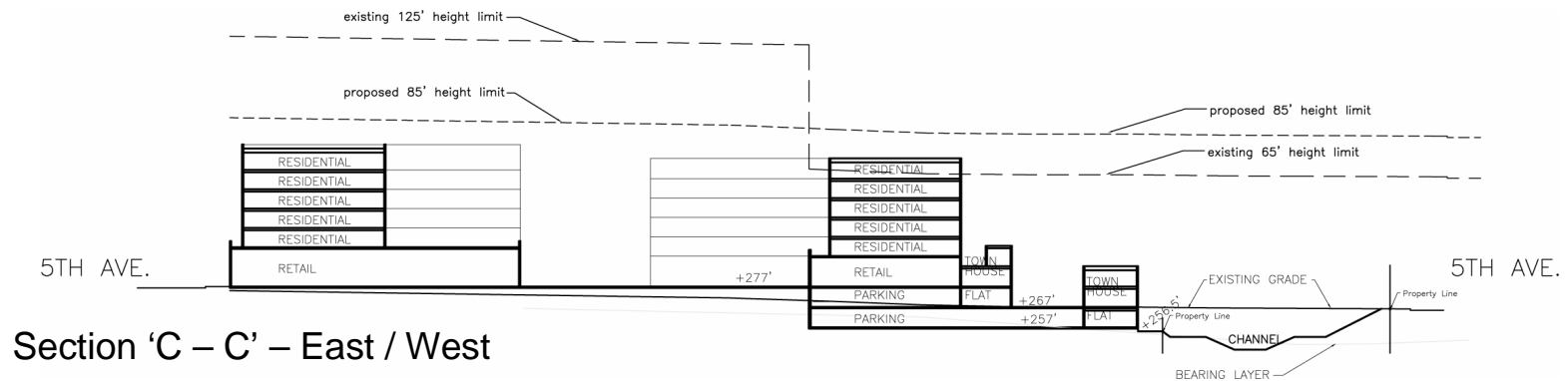
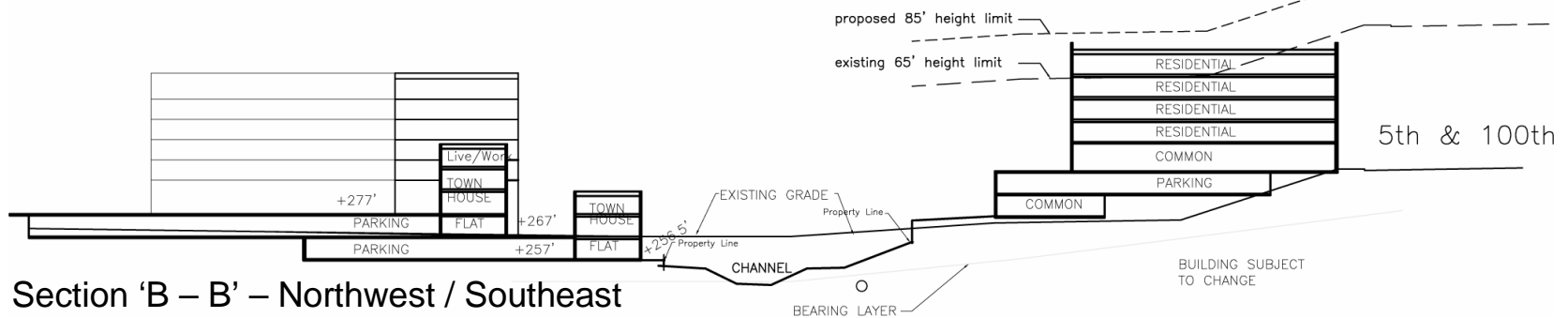
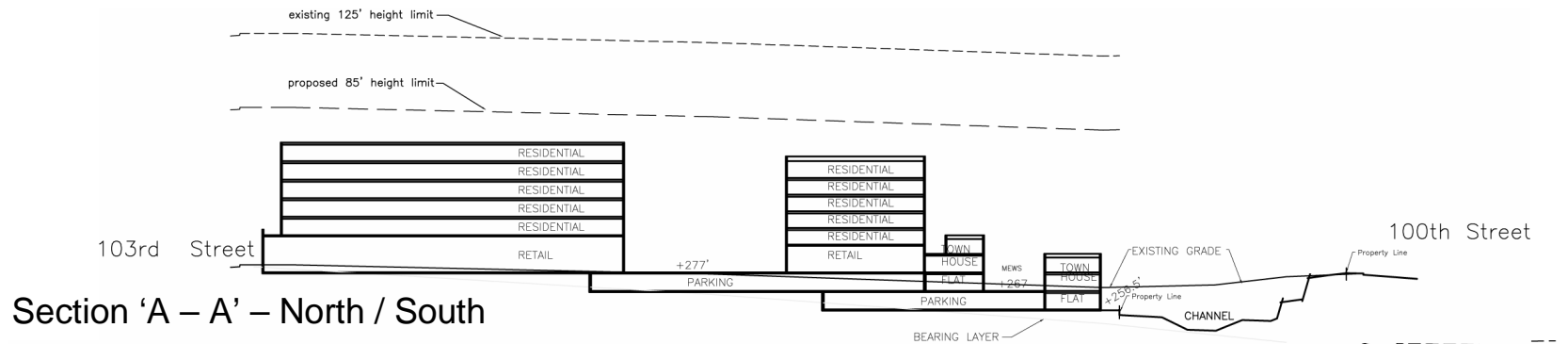


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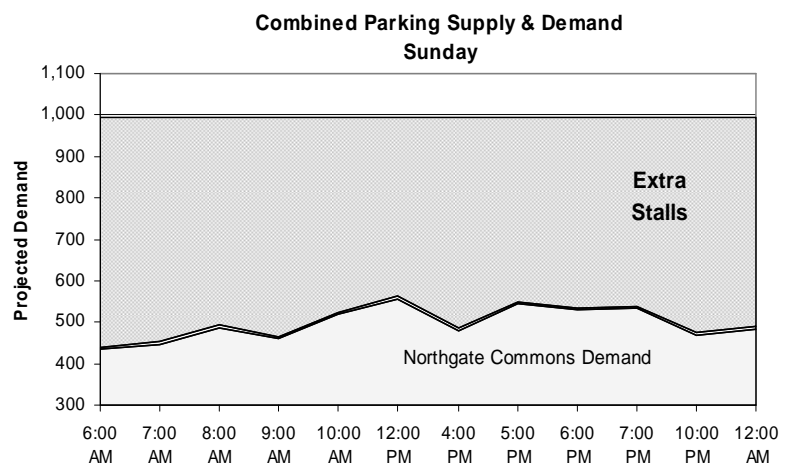
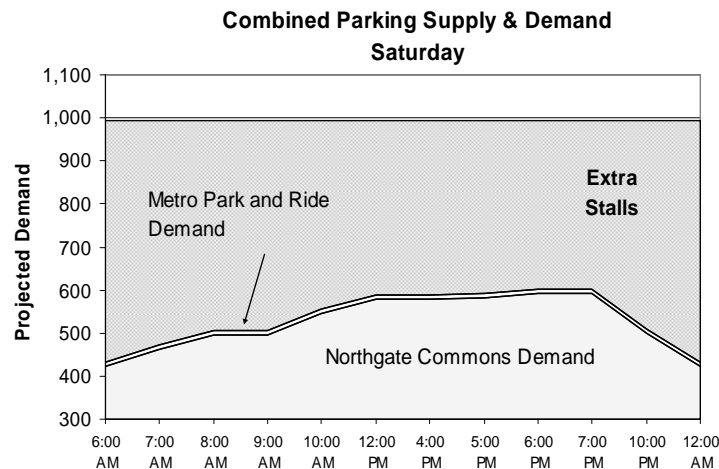
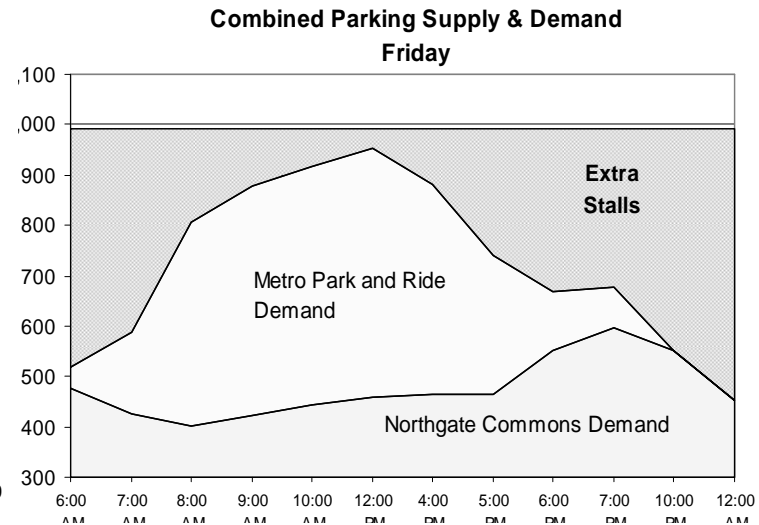
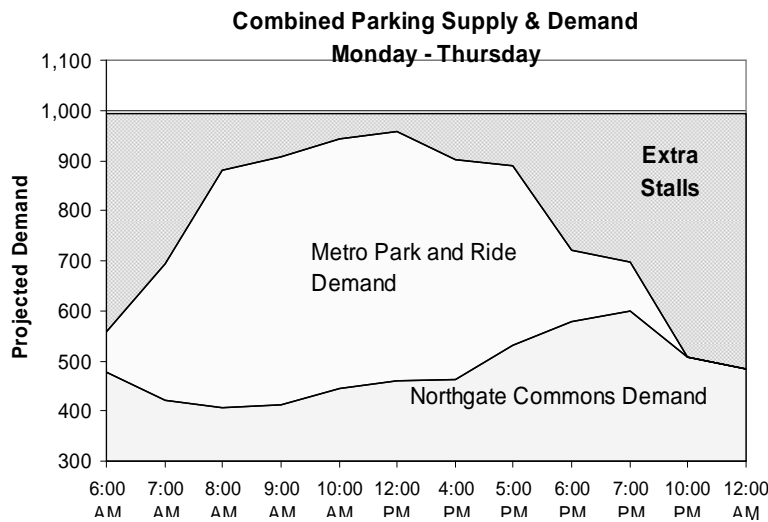




# Northgate Commons – Building Height Sections

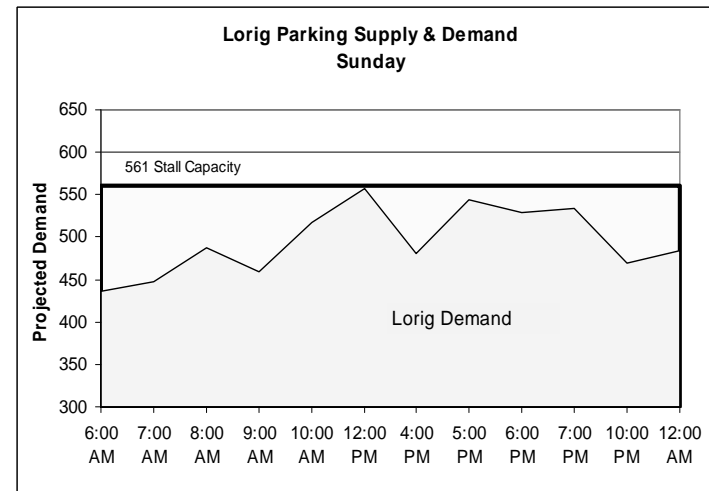
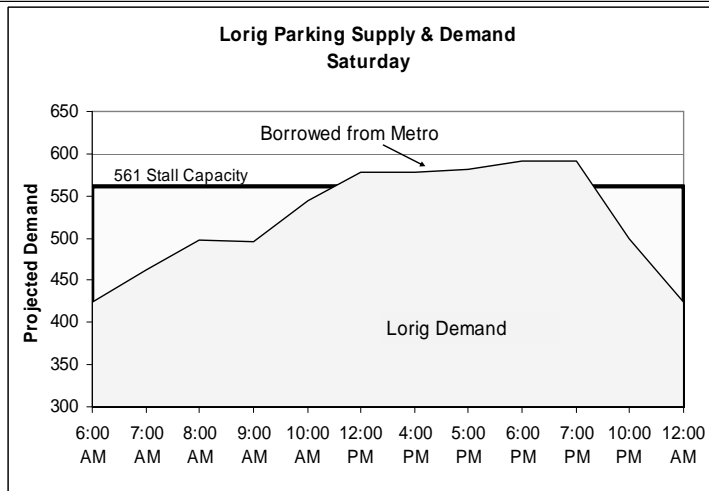
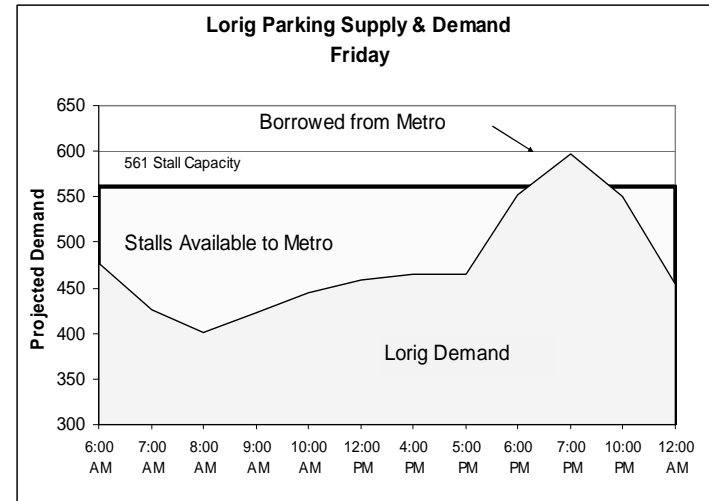
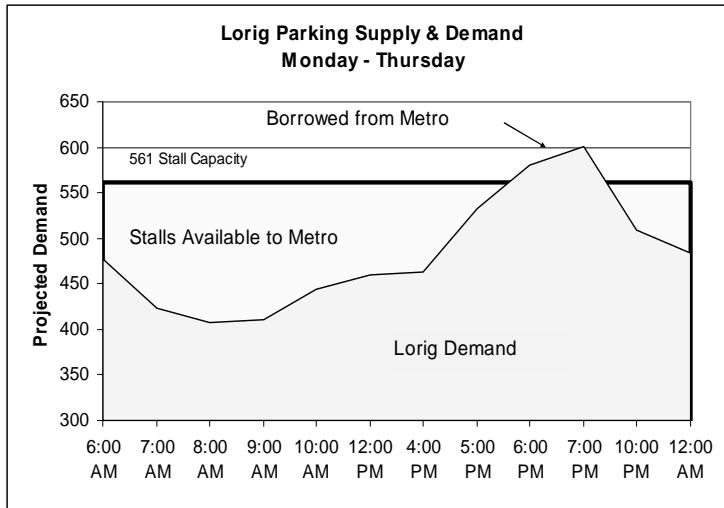


# Northgate Commons Shared Parking Summary



***“By managing the combined supply of parking, there is more than enough capacity to handle all needs of the different users.”***

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# Northgate Commons – Potential Departures

## **SMC 34347008D Lot Coverage**

Departure from maximum 64% lot coverage for Residential use more than 13 feet above finished grade.

## **SMC 23.47.16D2.C – Parking within or Under Structures**

Departure to allow garage opening to be wider than curb-cut to allow two outbound lanes/with operator and one inbound lane. May also want to consolidate curb-cuts and request departure to allow fewer but wider curb-cuts.

## **SMC 23.47.16E.2 – Blank Facades**

Departure from the vertical 2' to 8' feet zone for transparency due to sloping nature of site.

## **SMC-23-71.008 Sidewalks & SMC 23.71.012 Special Landscaped Arterials**

Departure for sidewalk & planting strip widths in select areas from 12 feet wide to 10 feet wide due to site conditions.